



# City of Seattle Pre-Application Site Visit Report

January 19, 2011

This report represents a preliminary determination of project requirements based on your Pre-Application Site Visit (PASV). The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant.

Project Summary			
AP/Project No.	6195368	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	01/14/11
Category	INSTITUTIONAL	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	1000 Virginia St		
Location			
Zoning		Applicant	KELLY SHYNE 512 2ND AVE SEATTLE WA 98104 (206) 930-7697
King County APN	<a href="#">0660001445</a>		
Permit Status	Initial Information Collected		
Description of Work	Change of use from R-1 apartments & B-2 storage to Institutional use. Demolition of 4 floors (61 apartment units) Leave existing first floor and basement level of building in place.	Applicant Email	<a href="mailto:kellys@justencompany.com">kellys@justencompany.com</a>
		Linked AP/Project Nos.	3011973
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## Pre-Application Site Visit (PASV) Report

**Contact:** Matthew S Recker, (206) 233-5034, [Matt.Recker@seattle.gov](mailto:Matt.Recker@seattle.gov)

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

### ECA Mapping Unit and Type

Non-ECA

### Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

## Existing ROW Conditions

### TERRY AVE

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4-5 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

### VIRGINIA ST

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3-4 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

### EAST OF SITE

Concrete paving

V-shaped cross-section

Downstream inlet prior to crossing sidewalk

Comments: Inlets are located at each end of the alley.

## Potential Impacts to Seattle Parks Property

No parks property in vicinity

## Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

ROW trees

## Inspectors Notes

The existing building covers the entire lot. Adjacent streets slope down gently to southwest and northwest. Any earth-disturbing activities will require standard construction stormwater control best management practices (BMPs). No proposed grading was noted on the pre-application site visit request form.

## Applicant Next Steps

1. For questions on permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.
2. Review the requirements set forth in this report.
3. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
4. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**